



# राजपत्र, हिमाचल प्रदेश

## हिमाचल प्रदेश राज्य शासन द्वारा प्रकाशित

शुक्रवार, 29 अप्रैल, 2022 / 09 वैशाख, 1944

हिमाचल प्रदेश सरकार

**NAGAR PANCHAYAT TALAI, DISTT. BILASPUR, H.P.  
PROPERTY TAXATION BYE-LAWS-2022 (FINAL)**

NOTIFICATION

*Talai, the 22nd April, 2022*

**No. NPT/Bye-Laws/2022-89-91.**—Whereas, the Nagar Panchayat Talai has published

drafted (Property Taxation / House Tax) Bye-laws-2022, dated 16th March, 2022 in Rajpatra H.P. (e-gazette) for inviting public objections, suggestions under section 65 (2) of the Himachal Pradesh Municipal Act, 1994.

And no objection or suggestion with respect to these Bye-laws so drafted received in office of Nagar Panchayat Talai, Distt. Bilaspur, H.P. within stipulated period.

Now in exercise of the powers conferred by Section 65 (1) read with Section 2(33-2) of the Himachal Pradesh Municipal Act, 1994 the Nagar Panchayat Talai has decided to notify Final (Property Taxation) Bye-laws-2022 for its implementation as follows, namely:—

### **NAGAR PANCHAYAT TALAI (PROPERTY TAXATION)BYE-LAWS-2022**

**1. Short title and commencement.**—(i) These Bye-laws may be called the Nagar Panchayat Talai (Property Taxation) Bye-laws-2022.

(ii) These Bye-laws shall come into force from the date of their final publication in the Rajpatra (e-gazette) Himachal Pradesh.

**2. Definitions.**—In these Bye-laws unless the context otherwise require:—

(i) ‘**Act**’ means the Himachal Pradesh Municipal Act, 1994 read with its amendment carried out side H.P. Municipal (Amendment) Act No. 2011.

(ii) ‘**Appellate Authority**’ means an authority prescribed under section 90 of the Act

(iii) ‘**Assessment List**’ means the list of all units of the lands and Buildings assessable to property tax under the provisions of the H.P. Municipal Act, 1994.

(iv) ‘**Assessment year**’ means the year commencing from the first day of April to 31st day of March of succeeding year.

(v) ‘**Bye-Laws**’ means the Nagar Panchayat Talai (Property Taxation) Bye-laws, 2022 made under the Himachal Pradesh Municipal Act, 1994 and notified in the official gazette.

(vi) ‘**Council**’ means the Nagar Panchayat Talai

(vii) ‘**Section**’ means a Section of the Act

(viii) ‘**Ratable value**’ as defined in Section 2 (33-a) of the Act and procedure as prescribed under these Bye-laws.

(ix) ‘**Unit**’ means a specific portion of the land and Building in use and occupation of the owner(s) or occupier(s) including vacant land and built up portion of the building. This will not include setbacks area of Building agricultural lands and land in notified green belt as notified under the Development Plan of NP Talai Planning Area.

(x) ‘**Unit area**’ means area of a unit in square meters

(xi) ‘**Unit area tax**’ means property tax on unit (s) of lands & Buildings which shall be charged per annum between one percent to twenty five percent as may be determined

on the basis of ratable value of unit (s) of lands & Buildings by the Council/Panchayat from time to time. All other words and expressions used herein but not defined shall have the same meaning respectively as assigned in the main the Act.

**3. Assessment list what to contain.**—The Secretary shall keep a book to be called the “Assessment List” in which the following shall be entered in **Form—A** appended to these Bye-laws:—

- (i) A list of all units of the lands and Buildings located within the jurisdiction of Talai Nagar Panchayat, distinguishing each, either by name or number and containing such particulars regarding the location or nature of each, which shall be sufficient for identification thereof;
- (ii) The rateable value of each unit of the lands and Buildings;
- (iii) The name of the person primarily liable for payment of property tax and rateable value as well as property tax demand on his/her unit of land or Building;
- (iv) If any such unit of a land or a Building is not liable to be assessed to the property tax, there as on for such non-liability ; and
- (v) Other details; if any, as the Secretary may from time to time think fit.

**Explanation.—** (i) for the purpose of clause (b) the rateable value of unit(s) of land will be the rate able value of unit(s) of the land and in the case of unit(s) of the building, the rate able value will include the rateable value of the land and the unit(s) of the building erected thereon.

(ii) For the purpose of charging property tax on a unit of land, the unit of land shall be treated as “land” till the completion plan of building is sanctioned by Nagar Panchayat Talai or by other competent authority of the State Government and such construction is put to use on the spot whichever occurs first. Accordingly, property tax shall be continued to be charged on the rateable value of the unit of land till such time treating it as “land”.

**4. Form of Assessment list.**—the assessment list shall be kept in the **Form-A** hereto. The Secretary may order to add, omit, amend or alter any of the columns of the Performa of the assessment list as and when required.

**5. Procedure where name of person primarily liable for property tax cannot be ascertained.**—If the name of the person primarily liable for the payment of property tax in respect of any unit of any land or Building cannot be ascertained, it shall be sufficient to designate him in the assessment list, property tax bill and in any notice which may be necessary to serve upon the said person under the Act, as “the holder” of such unit of land or Building without further description.

**6. Inspection of assessment list.**—If assessment list has been completed, the Secretary shall give public notice thereof mentioning therein the place where assessment list or copy thereof may be inspected and every person claiming to be the owner or lessee or occupier of any unit(s) of any land or building included in the assessment list and any authorized agent of such person shall

be at liberty to inspect the list and to file written objection within 30 days from the date of publication of such public notice in the local news paper(s).

**7. Register of objections.**—The Secretary shall keep a register of objections in which all objections received under sub-section (2) of Section 74 and sub-section (2) of Section 76 shall be entered. The register shall contain:—

- (i) The name or number of the land or Building in respect of which objection is received;
- (ii) Name of the person primarily liable for the payment of property tax;
- (iii) Name of the objector;
- (iv) The rate able value finally fixed after enquiry and investigation of the objection by the Committee constituted in this behalf;
- (v) The date from which the rate able value finally fixed has to come into force; and
- (vi) Such other details as the Secretary may from time to time think fit.

**8. Amendment of assessment list as per provisions of Section 76 and investigation and disposal of objections against such amendment.**—(i) When any amendment is proposed to be made under the provisions of Section 76 such amendment will provisionally be made in the assessment list and the notice as required under sub-section (2) of Section 76 shall be served on the person affected by the amendment after affording him the opportunity to file objection, if any, against the proposed amendment within 30 days from the date of receipt of such notice.

(ii) Objections shall be inquired into and investigated by the Committee constituted in this behalf under section 75 of the Act, after affording opportunity of being heard to the objector.

(iii) The assessment list shall be finally amended in accordance with the decisions made by the said Committee.

(iv) If no objection is received or if the same are received but not within the time limit specified in this behalf in the notice, the assessment list shall be finally amended by confirming the provisional amendment made in the assessment list. However, for special reasons to be recorded inciting, the Committee constituted in this behalf may consider objections received after the expiry of the stipulated period.

(v) Property tax on the basis of the amended assessment list shall be due from the date specified in the assessment notice or from the date as may be decided by the Committee constituted in this behalf. Provided that the payment of property tax on the basis of the assessment list, as existing before such an amendment will not be withheld on the ground that some amendment is to be made in the list.

**9. Payment of property taxes where to be made.**—Every person who is liable to pay any of the property tax shall pay the same at the Head Office of the Nagar Panchayat or at such other place(s) and time as may be specified by the Secretary. However, the payment of tax shall be made either by cash or cheque or through Bank Draft drawn in favour of the Secretary, Nagar Panchayat Talai, payable at Talai or through RTGS in the Bank Account of Nagar Panchayat Talai declared for the said purpose by the Secretary.

**10. Demand of property tax to be raised annually by issuing one single bill for one unit of a property.**—(i) Demand of property tax shall be raised annually by issuing a single property tax bill on Form-B annexed to these Bye-laws for each unit of a property. The service of bill shall be effected by hand through special messenger and in case owner or occupier upon whom

the bill is to be served is living outside the municipal limits, the bill shall be issued by post under certificate of posting or by registered/speed post. In case the owner or occupier avoids by hand service of the bill, the same shall be affected by affixing the bill in presence of two witnesses on the unit of the property to which the bill relates.

(ii) In case the owner or occupier, upon whom the property tax bill has been served, fails to make payment of the property tax within the due date, the property tax shall be recovered by the Secretary or by the officer/official authorized by him in this behalf by initiating appropriate process under the provisions of Section 86 of the Act:

Provided that nothing herein contained shall affect the liability of such person to any increased property tax to which he may be assessed on account of the said unit of property owing to a revision of the rate able value.

(iii) The tax for the ensuing year shall be paid either in lump-sum within 30 days at the beginning of the financial year *i.e.* up to 30th April or in two half yearly installments. The first installment to be paid by 30th April and second installment by 30th October every year.

**11. Service of property tax bills and demand notices in respect of un-partitioned unit of property.**—If an un-partitioned unit of a property is owned by more than one person, service of bill(s) and notice(s) of demand on any one co-owner shall be treated as service on all the owners.

**12. Demand and collection.**—(i) A register of demand & collection of property tax in **Form-F** appended to these Bye-laws shall be maintained showing therein the figures of property tax demand, collection, rebate, remission adjustment, arrears, excess recoveries and such other particulars in relation to each unit of the property. This register will be kept either in the shape of hard copy or in the shape of soft copy or in both as the Secretary may think fit.

(ii) The register may, if any, the Secretary thinks fit be made in separate parts or volumes for such purposes and with such several designations as the Secretary may determine.

(iii) The separate Register shall be maintained for recording information regarding detail of arrears for the previous years.

**13. Circumstances not considered as vacancy of property.**—For the purpose of Section 80 and 81 of Himachal Pradesh Municipal Council Act, 1994:—

- (i) A unit of building or of a tenement reserved by the owner for his own occupation shall be deemed to be occupied, whether it is actually occupied by the owner or not;
- (ii) Any unit of building or of a tenement used or intended to be used for the purpose of any industry which is seasonal in character shall not be deemed to be vacant merely on an account of its being unoccupied and unproductive of rent during such period or periods of the year in which seasonal operations are normally suspended; and

**14. Remission/ Refund not claimable unless notice of vacancy is given to the Secretary every year.**—When a vacancy continues from one year into the following year, no refund or remission of any property tax shall be claimable from the Nagar Panchayat on an account of such continued vacancy unless notice thereof is given to the Secretary within 60 days from the commencement of the next financial year.

**15. Inspection by Nagar Panchayat Staff of the vacant unit of the property.**—If any owner or occupier does not allow or facilitate the inspection by the authorized Nagar Panchayat

staff of any unit of the property claimed by him to be vacant, the Secretary may refuse to treat such unit of building or tenement, as the case may be, as vacant till the day such inspection is made, and the vacancy of the unit of property is verified.

**16. Copies of property tax bill(s).**—The Secretary may, on a request in writing from the owner of any unit of land or Building or any other person primarily liable to pay property tax in respect thereof, give a copy or copies of any bill/ bills for any property tax on payment of such fee as may be fixed by the Secretary from time to time.

**17. Notice of transfer of title.**—The notice regarding transfer of title of any unit of any property required to be given under Section 83 shall be either in **Form-C or in Form-D** annexed to these Bye-laws, as the case may be, and shall state clearly and correctly all the particulars required in the said Form(s).

**18. Property tax to be paid up to date.**—No such notice as contained in bye-laws 17 above shall be deemed to be validly given unless the property tax due up to the date of transfer of title of the unit of property is paid in full.

**19. Filing of return by owner(s)/occupier(s).**—The Secretary may require any owner or occupier of a unit of land or building or of any portion thereof to furnish information or a written return in **Form—E** appended to these Bye-laws. Every owner or occupier on whom any such requisition is made shall be bound to comply with the same and to give true information or to make a true return to the best of his/her knowledge or belief, within a period of thirty days from the service of such requisition upon him/her.

**20. Penalty for non-submission of return.**—Whosoever omits to comply with any requisition under Bye-laws 19 of these Bye-laws or fails to give true information or to make a true return to the best of his/her knowledge or belief, shall in addition to any penalty under section 101 of the Act, be precluded from objecting to any assessment made by the Secretary in respect of such unit of the land or Building of which he/she is the owner or occupier.

**21. Inspection of tax record.**—Every owner, lessee or occupier of a unit of land and building or authorized agent of any such person may, with the permission in writing of the Secretary or any officer/official authorized by him in this behalf inspect the tax record relating to the unit of the land/building of which is owner, lessee, agent or occupier free of charge during the office hours.

**22. Location factor, characteristic and its value.**—For the purpose of clause (33-a) of Section 2 of the Act, the location Factor, Characteristic and its values shall be as under:—

#### **Zoning of Talai town proposed as follows :—**

**Zone A.**—Includes the area of Nagar Panchayat Market

**Zone B.**—Includes the other Residential area

**(ii) Number of Zones.**—The entire market area and other residential area of Nagar Panchayat is proposed to be divided into two zones *i.e.* A & B zone as referred above. There are five factors which are relevant for determination of rate able value of lands & Buildings. The factor and proposed value of each factor per sq. meter shall be as under:—

**(I) Location -A main area: 3 factor (F-1) @4.00****(II) Location -B Outer area:@ 2.00**

**23. Structural factor, characteristics and its value (Factor-2).**—For the purpose of clause (33-a) of Section 2 of the Act, Buildings shall be classified as Pucca, Semi-Pucca and Kutcha in the following manner:—

- (i) For Pucca-buildings, value per Sq. mtr. = **3.00**
- (ii) For Semi- pucca building, value per Sq. mtr. = **2.00**
- (iii) For Kutcha building, value per Sq. mtr. = **1.00**

**24. Age Factor and Age-wise grouping and value of the Building (Factor-3).**—For the purpose of clause (33-c) of Section 2 of the Act, all the buildings shall be grouped age-wise having factor value as mentioned against each age group as under:—

<b>Group</b>	<b>Building</b>	<b>FactorValue</b>
A	Before 1947	1.00
B	1947 to 1980	2.00
C	1981 to 2000	3.00
D	2001 to 2020	4.00
E	2021 to .....	5.00

**25. Tax Calculation as decided by the house ----(%)**

**26. Occupancy factor, characteristics and its value.**—For the purpose of Clause (33-c) of Section 2 of the Act, the occupancy factor and its value shall be as under:—

**(i) Value for residential occupancy (Factor-4):**

(a) Value for self residential and commercial	(b) Value for Let out residential and commercial
2	4

**(ii) Value per Sq.mtr. for non-residential Occupancy (Factor-5):**

<b>A</b>	<b>B</b>	<b>C</b>
Hotel/ Show room having Built up area less than 100 Sqm., Guest house/Rest House/Restaurant/Banks/ Industries/Hospital/Clinic/ Hostel/College/School/ Office/Education institute/ Mobile tower etc.	Com- Hotel having Built up area between 100 to 300 Sqm. and Show Room/Guest House/Rest House/Restaurant/Banks/Industrie/ Hospital/Clinic/Hostel/ College/School/Office/Education institute/Mobile tower etc.	Com- Hotel having built up area greater than 300 Sqm. and show Room/Guest House/Rest House/Restaurant/Banks /Industries/Hospital/ Clinic/Hostel/College/ School/Office/Education institute/Mobile tower etc.
8	12	15

**27. Use factor, characteristic and its value (Factor-5).**—For the purpose of Clause (33-c) of Section 2 of the Act, the Value of use factor and characteristic of the unit(s) of Lands & Buildings shall be as under:—

(i) Residential :	2
(ii) Non-Residential:	4

**28. Method for calculation of rateable value and Rate of property tax on the rateable value of the unit of lands and Buildings.**—Area (in Sq. mtrs.) of a unit multiplied by value of relevant factors of unit area method as mentioned above *vide* Clause 22 to 26 of these Bye-laws.

The figure that will so come out, there of shall be the netrate able value of unit and property tax shall be charged on that net rateable value at the rate of 15% in zone A and 10% in zone B for lands and in the case of buildings as under:—

<b>A-zone</b>	<b>B-zone</b>
(i) For self occupied residential Properties measuring 1.0 Sq.mtrs. to 100 Sq.mtrs. @ 12% P.A. on the rateable value.	(i) For self occupied residential properties Measuring 1.0 Sq.mtrs. to 100 Sq.mtrs. @10% P.A. on the rateable value.
(ii) For self occupied residential properties measuring 101 Sq.mtrs. and above @12% P.A. on the ratable value.	(ii) For self occupied residential properties measuring 101 Sq.mtrs. and above @10% P.A. on the rateable value.
(iii) For non-residential properties @15% P.A. on the rateable value.	(iii) For non-residential properties @12%P.A. on the rateable value.

**29. Penalty.**— If a person liable for payment of Property Tax does not pay the same within a period of one month from the service of tax bill, a person shall be liable for payment of interest as per Section 85 of the Act beside initiation of recovery proceeding as per the provisions of the Section 89 of the Act.

**30. Repeal and Savings.**—The scheme, regulation or Bye-laws, if any, here to for relating to the mode of levy, calculation and assessment of property tax is hereby repealed. Anything done or any action taken under the said scheme, regulation or bye-laws if any shall be deemed to have been done or taken under the provisions of these Bye-laws.

By order,

Sd/-  
Secretary,  
Nagar Panchayat Talai,  
Distt. Bilaspur (H.P.).

## **NAGAR PANCHAYAT TALAI**

## **TAX DEPARTMENT ASSESSMENT LIST**

## FORM-A

(See Bye-Laws-4)

**UPN-No..... I.D.No..... ZONE**

<b>Unit</b>	<b>Area</b>	<b>Net Rate able Value</b>	<b>Property Tax Percentage</b>	<b>Amount of General Tax</b>
Residential				
Let Out Residential				
Commercial				
Plot of Land				

## **DATE OF ASSESSMENT**

## **Nagar Panchayat Talai (Tax Department)**

## FORM B

(See Bye-laws 10)

## Property Tax Bill

Financial Year for the Year..... Bill No..... Dated.....  
Zone.....

## Bill(s) Detail.

NPT No.....  
ID No.....  
Name of Property.....  
Name of Owner/Occupier.....  
Correspondence Address.....

Due date 15 days from the date of Receipt of bill/18 days if by post from the date of dispatch of bill.

<b>Unit</b>	<b>Area</b>	<b>Net Rate able Value</b>	<b>Property Tax Percentage</b>	<b>Amount of General Tax</b>
Residential				
Let Out Residential				
Commercial				
Plot of Land				

Detail of demand for Property Tax for the year \_\_\_\_\_ Period \_\_\_\_\_

<b>Sl. No.</b>	<b>Description of Tax</b>	<b>Amount</b>
1.	General Tax	
2.	(a) Rebate 10% (b) Remission	
3.	Previous Arrear Amount for the period.....	
4.	Interest Amount	
5.	Previous Credit	
6.	Amount Payable on due date	
7.	Amount Payable after due date	
8.	Amount still at credit	

Please pay bill before due date to avail 10% rebate.

**Bill Prepared By**

**Bill Checked By**

**Assistant Secy. Tax**

### **Receipt**

NPT No._____
ID No._____
Name of Owner/Occupier_____

Bill No.....Bill Date.....
Amount before due date.....
Amount after due date.....
Amount Paid.....
.....Receipt No.....
Dated.....

Cashier, NP Talai.

### **Terms & Conditions**

1. The Nagar Panchayat office is open from 10.00 A.M. to 05.00 P.M. on all working days
2. Cheques should be drawn in favour of Secretary, NP Talai
3. Outstations cheques should be include the discount charged in such cheques
4. Rebate @10% is given on the taxes claimed for the current year or a bill raised for the first time, if the amount specified in the bill is paid within 15 days from the presentation thereof. Bills sent under postal certificate shall be construed to have been received within three days from the date of posting and accordingly this rebate is given if payment of the bill is made within 18 days from the date of posting.

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5. If the payment of the tax is not made within the financial years in which the bill is issued an interest @ 5% per year shall be payable after close of the financial year to which the bill relates.

6. The notice of demand/recovery of property tax will not confer any right on the person paying the tax or anyone else to claim validation of unauthorized construction at a later date and the same is without any prejudice to the rights of the Talai Nagar Panchayat to take any legal action including that of demolition in respect of such unauthorized construction/structure.

7. In case any of your payments have not been adjusted please do come with original receipts given by the Nagar Panchayat Talai.

8. Please always mention No./date, name of house and demand No. in all correspondence

9. It is requested that this bill be presented while tendering payment

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FORM-C  
(See Bye-laws-17)

**Form of notice of Transfer to be given which has taken place by way of instrument**

To

The Secretary,  
Nagar Panchayat Talai.

I.....s/o.....r/o.....  
hereby give notice as required by Section 83 of the H.P. Municipal Council Act, 1994 (Act No.12 of 1994) of the following transfer of property :—

**Description of Property**

Name of address of person whose title has been transferred	Name & address of person to whom property title has been transferred	Detail of Property	Area of the property	Account No./IDNo. of old assesses	Remarks
1	2	3	4	5	6

Date.....

Name of Owner/Occupier.....

Address.....

Mob.No.....

FORM-D  
(See Bye-laws 17)

**Form of notice of Transfer to be given which has taken place otherwise than by instrument.**

To

The Secretary,  
Nagar Panchayat Talai.

I.....s/o.....

Hereby give notice as required by Section 83 of the H.P. Municipal Council Act, 1994 (Act No.12 of 1994) of the following transfer of property:—

**Description of Property**

Name and address of person whose Title has been transferred	Name of legal heir/ successor to whom <b>property title</b> has been transferred	Detail of Property	Area of the property	Account No./ ID No. Of old assesses	Remarks
1	2	3	4	5	6

Date.....

Name of Owner/Occupier.....

Address.....

.....  
Mob.No.....

FORM-E

Tax liability Form  
(See Bye-law19)

To

The Secretary,  
Nagar Panchayat Talai.

**Subject.—**Filling of return for assessment of properties for Municipal Tax.

Sir / Madam,

I am submitting the details of property known as.....I.D.No.....

Ward No.....Zone.....  
as under:—

Sl.	Unit	Area	Factors						Total rate able value	Maintenance & Repair Rebate @ 10%» under section 88 of MC Act	Net ratable value	Remarks									
			FI	F2	F3	F4	F5	FI to F5													
			1	2	1	2	3	1	2	3	4	5	1	2	3	4	5				
1. For Example			4.00	2.00	3	2	1	1	2	3	4	5	2.00	4.00	2	4	8	12	15		

I hereby declare that the information furnished above is correct to the best of my knowledge or belief and that nothing has been concealed there from.

Date.....

Yours faithfully,

(Signature),  
\*Owner/Agent/Occupier.  
Name in block letters.....  
Address.....  
Mob.No.....

*Verification of the Secretary*

*Verification of the Tax Inspector*

*Location factor/characteristic and its value*

**Number of Zones.**—The market area & other residential area of Nagar Panchayat has been divided i.e. A & B zone.

- (I) Location-A main area: 3 factor (F-1) @ 4.00**
- (II) Location-B Outer area:@ 2.00**

**Structural factor, Characteristics and its values (F2):—**

- (i) For Pucca-building value per Sq. Mtr.=3.00
- (ii) For semi-pucca building, value per Sq. Mtr.=2.00
- (iii) For kutcha building, value per Sq. Mtr. =1.00

**Age Factor and Age-wise grouping and value of the Buildings (F3):—**

Group		Factor value
A	Before 1947	1.00

B	1947 to 1980	2.00
C	1981 to 2000	3.00
D	2001 to 2020	4.00
E	2021 to .....	5.00

**Tax Calculation as 9.5%.**

**Occupancy factor/Characteristics and its value (F4):—**

**(i) Value for residential occupancy:**

(a) Value for self residential	(b) Value for Let out residential
2.00	4.00

**(ii) Value per Sq.Mtr. for non-residential Occupancy.**

A	B	C	D	E
Hotel above built up area of 300 sq.m., Show Rooms and Restaurants	Hotel having built up area between 100 to 300 sq.m. and show room 100 to 300 sq.m.	Other Hotels, Bars, Restaurant, Banks ATMs Show Rooms, Call Centre, Marriage Hall, Travel Agency, Mobile Towers, Coaching Centre less than 100 sqm.	Shops, Schools, Colleges, Educational institutions, Offices, Hostel, Hospital, Theatre, Clubs Paying Guest House (PGs), Guest House less than 100 sqm.	Godowns, Dhaba, Stall and Other Types shops and Properties not covered Under (A to D) less than 100 sqm.
15	12	8	8	8

**Use factor/Characteristic and its value (FS):—**

The value of Use factor/characteristic of unit(s) of the lands & building for the purpose of Clause (c) *ibid* shall be as under:—

- (i) Residential : 2.00/-
- (ii) Non-Residential : 4.00/-

**Method for calculation of Rate able Value and Rate of property tax on the Rateable Value of the unit of lands and Buildings:—**

Area (in sq. Mtr.) of a unit multiplied by value of relevant factors of unit area method as mentioned in 23 to 27 of these Bye-laws. The figure that will so come out, therof shall be the net rate able value of unit and property tax shall be charged on that net rateable value at the rate of 15% in zone A and 10% in zone B for lands and in case of buildings as under:—

A-zone	B-zone
(i) For self occupied residential properties Measuring 1sq.mtrs. to 100sq.mtrs. @ 12% P.A. On the RV. (Rateable Value).	(i) For self occupied residential properties Measuring 1 sq. mtrs. to 100 sq.mtrs @ 10% P.A. on The RV (Rateable Value).

(ii) For self occupied residential properties. Measuring 101 sq. mtrs. to above @12% P.A. on the RV (Rateable Value).	(ii) For self occupied residential properties measuring 101 sq.mtrs.to above. @ 10% P.A. on the RV (Rate able Value).
(iii) For non-residential properties @ 15% P.A. on the rateable value.	(iii) For non-residential properties @ 12% P.A. on the rate able value.

**FORM-F**  
**Nagar Panchayat Talai**  
**Demand and Collection Register**  
*(See Bye-laws12)*

## **For the Financial Year.....**

NPT No.....	Unit	Area	Net Rate able Value	Property Tax Percentage	Amount of General Tax
ID No.....	Residential				
Name of Property.....	Let Out Residential				
.....	Commercial				
Name of Owner/Occupier.....	Plot of Land				
Correspondence Address.....					

## PUBLIC SERVICE COMMISSION

## NOTIFICATION

*Shimla, the 28th April, 2022*

**No. 4-76/84-PSC Vol-VII.**—On the recommendation of the Departmental Promotion Committee, the Chairman, H.P. Public Service Commission is pleased to order the promotion of Shri Rajinder Kumar, Superintendent (Grade-II) to the post of Section Officer (Class-I Gazetted) in level 16 in the pay matrix of ₹ 48700-154300+ ₹ 2000/- (Sectt. Pay) of HPCS (Revised Pay) Rules-2022 on regular basis with immediate effect.

The officer shall exercise option for fixation of pay under the provision of FR-22 within one month from the date of issue of these orders.

By order,  
Sd/-  
*Chairman,*  
*H.P. Public Service Commission, Shimla*

**VIDHAN SABHA SECRETARIAT HIMACHAL PRADESH****NOTIFICATION***Shimla-4, the 29th April, 2022*

**No. VS/Ettt./6-62/81-III.**—On the recommendations of the Departmental Promotion Committee, the Hon'ble Speaker, H.P. Vidhan Sabha, is pleased to promote and appoint Smt. Santosh Kumari, Section Officer to the post of Under Secretary in the pay matrix (Level-21) of the HPCS(RP) Rules, 2022 on regular basis with immediate effect.

2. She will be entitled to exercise option for pay fixation within one month under instructions of Department of Finance, Govt. of H.P. issued *vide* Office memorandum No. Fin.(PER)B(7)-1/2009, dated 19-09-2009.

3. She will join on promotion within 15 days from the date of issue of this notification failing which the promotion orders shall deemed to be withdrawn automatically. No specific orders with reference to withdrawal of promotions will be issued separately.

Sd/-  
*Secretary,*  
*H.P. Vidhan Sabha.*

**In the Court of Shri Abhishek Kumar Garg, Sub-Divisional Magistrate, Shimla (R),  
District Shimla (H. P.)**

Sh. Gian Chand s/o Sh. Mathu Ram, r/o Village Shildi, P.O. Mehli, Tehsil & District Shimla, Himachal Pradesh.

*Versus*

General Public

*. . Respondent.*

Whereas Sh. Gian Chand s/o Sh. Mathu Ram, r/o Village Shildi , P.O. Mehli, Tehsil & District Shimla, Himachal Pradesh has filed an application alongwith affidavit in the court of undersigned under section 13(3) of the Birth & Death Registration Act, 1969 to enter the death of his Grand Father named Late Sh. Matha s/o Late Sh. Naratu Ram, r/o Village Badrug, P.O. Mundaghat, Tehsil & District Shimla, Himachal Pradesh in the record of Secy., Birth and Death, Gram Panchayat Chamyana/Patgair, Tehsil & District Shimla (H.P.).

Sl. No.	Name of the family member	Relation	Date of Death
1.	Sh. Matha	Grand Father	23-08-1993

Hence, this proclamation is issued to the general public if they have any objection/claim regarding date of death of above named in the record of Gram Panchayat Chamyana/Patgair, Tehsil & District Shimla may file their claims/objections on or before one month of publication of this notice in Govt. Gazette in this court, failing which necessary orders will be passed.

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Issued today 28-04-2022 under my signature and seal of the court.

Seal.

Sd/-

*Sub-Divisional Magistrate,  
Shimla (R), District Shimla (H.P.).*

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**In the Court of Shri Abhishek Kumar Garg, Sub-Divisional Magistrate, Shimla (R),  
District Shimla (H. P.)**

Sh. Gian Chand s/o Sh. Mathu Ram, r/o Village Shildi , P.O. Mehli, Tehsil & District Shimla, Himachal Pradesh.

*Versus*

General Public

. . Respondent.

Whereas Sh. Gian Chand s/o Sh. Mathu Ram, r/o Village Shildi, P.O. Mehli, Tehsil & District Shimla, Himachal Pradesh has filed an application alongwith affidavit in the court of undersigned under section 13(3) of the Birth & Death Registration Act, 1969 to enter the death of his Grand Father named Late Sh. Mathu s/o Late Sh. Naratu Ram, r/o Village Badrug, P.O. Mundaghat, Tehsil & District Shimla, Himachal Pradesh in the record of Secy., Birth and Death, Gram Panchayat Chamyana/Patgair, Tehsil & District Shimla (H.P.).

Sl. No.	Name of the family member	Relation	Date of Death
1.	Sh. Mathu	Grand Father	10-12-1992

Hence, this proclamation is issued to the general public if they have any objection/claim regarding date of death of above named in the record of Gram Panchayat Chamyana/Patgair, Tehsil & District Shimla may file their claims/objections on or before one month of publication of this notice in Govt. Gazette in this court, failing which necessary orders will be passed.

Issued today 28-04-2022 under my signature and seal of the court.

Seal.

Sd/-

*Sub-Divisional Magistrate,  
Shimla (R), District Shimla (H.P.).*

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**In the Court of Shri Abhishek Kumar Garg, Sub-Divisional Magistrate, Shimla (R),  
District Shimla (H. P.)**

Miss Navdeep Gill d/o Sh. Bhupinder Singh, r/o House No. 16, Defence Apartment, Dhakoli Zirakpur, Dhakauli, S.A.S. Nagar, Mohali, Punjab-140603.

*Versus*

General Public

. . Respondent.

Miss Navdeep Gill d/o Sh. Bhupinder Singh, r/o House No. 16, Defence apartment, Dhakoli Zirakpur, Dhakauli, S.A.S. Nagar, Mohali, Punjab-140603 has filed an application alongwith affidavit in the court of undersigned under section 13(3) of the Birth & Death Registration Act, 1969 to enter date of birth of herself named Miss Navdeep Gill born at Bishamber Dutt Building Mashobra, Tehsil & District Shimla, Himachal Pradesh in the record of Registrar, Birth and Death, Gram Panchayat Mashobra, Shimla (H.P.).

Sl. No.	Name of the family member	Relation	Date of Birth
1.	Miss Navdeep Gill	Self	04-08-1987

Hence, this proclamation is issued to the general public if they have any objection/claim regarding entry of the name & date of birth of above named in the record of Registrar, Birth and Death, Gram Panchayat Mashobra, Shimla may file their claims/objections on or before one month of publication of this notice in Govt. Gazette in this court, failing which necessary orders will be passed.

Issued today 25-04-2022 under my signature and seal of the court.

Seal.

Sd/-

*Sub-Divisional Magistrate,  
Shimla (R), District Shimla (H.P.).*

**In the Court of Shri Multan Singh Banyal, Executive Magistrate (Tehsildar) Solan,  
District Solan, Himachal Pradesh**

In the matter of :

Smt. Geeta Devi w/o Sh. Ajay, r/o Village Garog, P.O. Jaunaji, Tehsil & District Solan (H. P.) . . . Applicant.

*Versus*

General Public

. . . Respondent.

*Application under section 13(3) of Birth and Death Registration Act, 1969.*

Smt. Geeta Devi w/o Sh. Ajay, r/o Village Garog, P.O. Jaunaji, Tehsil & District Solan (H. P.) has moved an application before the undersigned under section 13(3) of Birth and Death Registration Act, 1969 alongwith affidavit and other documents for entering of date of birth of her son namely Kapil Verma i.e. 22-11-1995 at Home Village Garog, P.O. Jaunaji, Tehsil & District Solan (H. P.) but his date of birth could not be entered in the record of Gram Panchayat Jaunaji.

Therefore, by this proclamation the general public is hereby informed that any person having any objection(s) for the registration of delayed date of birth of Kapil Verma s/o Sh. Ajay, r/o Village Garog, P.O. Jaunaji, Tehsil & District Solan (H. P.) may submit their objection in

writing or appear in person in this court on or before 01-05-2022 at 10.00 A.M. failing which no objection will be entertained after expiry of date.

Given under my hand and seal of the court on this 2nd day of April, 2022.

Seal.

MULTAN SINGH BANYAL,  
*Executive Magistrate (Tehsildar),  
Solan, District Solan (H. P.).*

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**In the Court of Shri Multan Singh Banyal, Executive Magistrate (Tehsildar) Solan,  
District Solan, Himachal Pradesh**

In the matter of :

Sh. Tulsi Ram s/o Sh. Ram Lal, r/o Village Sheel, P.O. Deothi, Tehsil & District Solan (H. P.) . . *Applicant.*

*Versus*

General Public . . *Respondent.*

*Application under section 13(3) of Birth and Death Registration Act, 1969.*

Sh. Tulsi Ram s/o Sh. Ram Lal, r/o Village Sheel, P.O. Deothi, Tehsil & District Solan (H. P.) has moved an application before the undersigned under section 13(3) of Birth and Death Registration Act, 1969 alongwith affidavit and other documents for entering of his date of birth i.e. 23-07-1987 at Home Village Sheel, P.O. Deothi, Tehsil & District Solan (H. P.) but his date of birth could not be entered in the record of Gram Panchayat Deothi.

Therefore, by this proclamation the general public is hereby informed that any person having any objection(s) for the registration of delayed date of birth of Sh. Tulsi Ram s/o Sh. Ram Lal, r/o Village Sheel, P.O. Deothi, Tehsil & District Solan (H. P.) may submit their objection in writing or appear in person in this court on or before 01-05-2022 at 10.00 A.M. failing which no objection will be entertained after expiry of date.

Given under my hand and seal of the court on this 2nd day of April, 2022.

Seal.

MULTAN SINGH BANYAL,  
*Executive Magistrate (Tehsildar),  
Solan, District Solan (H. P.).*

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**In the Court of Shri Multan Singh Banyal, Executive Magistrate (Tehsildar) Solan,  
District Solan, Himachal Pradesh**

In the matter of :

Sh. Ram Gupta s/o Late Sh. Mata Prasad Gupta, r/o House No. 49, Gurudwara Mohalla Subathu, Lower Subathu Cantt, Shariana (19), Tehsil & District Solan (H. P.) . . *Applicant.*

*Versus*

General Public

. . Respondent.

*Application under section 13(3) of Birth and Death Registration Act, 1969.*

Sh. Ram Gupta s/o Late Sh. Mata Prasad Gupta, r/o House No. 49, Gurudwara Mohalla Subathu, Lower Subathu Cantt, Shariana (19), Tehsil & District Solan (H. P.) has moved an application before the undersigned under section 13(3) of Birth and Death Registration Act, 1969 alongwith affidavit and other documents for entering of date of death of his wife namely Late Smt. Anjani Gupta w/o Sh. Ram Gupta i.e. 05-05-2006 at House No. 49, Gurudwara Mohalla Subathu, Lower Subathu Cantt, Shariana (19), Tehsil & District Solan (H. P.) but her date of death could not be entered in the record of Cantt Board Subathu.

Therefore, by this proclamation the general public is hereby informed that any person having any objection(s) for the registration of delayed date of death of Late Smt. Anjani Gupta w/o Sh. Ram Gupta, r/o House No. 49, Gurudwara Mohalla Subathu, Lower Subathu Cantt, Shariana (19), Tehsil & District Solan (H. P.) may submit their objection in writing or appear in person in this court on or before 01-05-2022 at 10.00 A.M. failing which no objection will be entertained after expiry of date.

Given under my hand and seal of the court on this 2nd day of April, 2022.

Seal.

MULTAN SINGH BANYAL,  
*Executive Magistrate (Tehsildar),  
Solan, District Solan (H. P.).*

**In the Court of Sub-Divisional Magistrate, Nalagarh, District Solan (H.P.) exercising  
the powers of Marriage Officer under Special Marriage Act, 1954**

Case No. : / 2022

Date of Instt. : 02-04-2022

Pending for : 02-05-2022

*Notice u/s 15 of the Special Marriage Act, 1954 inviting the objections of the General Public for registration of marriage.*

**Notice to the General Public**

Whereas Sh. Parminder Singh s/o Sh. Ujjagar Singh, r/o Village & P.O. Joghon, Tehsil Nalagarh, District Solan (H.P.) and Smt. Randeep Kaur d/o Shri Gurmeet Singh, r/o Ward No. 07, Mataur, Tehsil Anandpur Sahib, Distt. Rupnagar (PB) presently w/o Sh. Parminder Singh s/o Sh. Ujjagar Singh, r/o Village & P.O. Joghon, Tehsil Nalagarh, District Solan (H.P.) has moved an application u/s 15 of the Special Marriage Act, 1954 for registration of their marriage that was solemnized on 19-11-2021.

And whereas, both these applicants have submitted in their application and in their affidavits that they were unmarried at the time of solemnization of their marriage and were major in age and having no prohibited relations to each other debarring them to marry each other. Both the applicants have requested for registration of their marriage.

Therefore, by this notice the public in General is informed that if anyone has any objection regarding registration of this marriage, he may present before this court on or before 02-05-2022 for hearing of objections if any. In case no objection is received by dated 02-05-2022, it will be presumed that there is no objection to the registration of the above said marriage and the same will be registered on the said date.

Given under my hand and seal of the court on 02-04-2022.

Seal.

Sd/-

*Marriage Officer-cum-SDM,  
Nalagarh, District Solan (H. P.).*

**In the Court of Sub-Divisional Magistrate, Nalagarh, District Solan (H.P.) exercising  
the powers of Marriage Officer under Special Marriage Act, 1954**

Case No. : / 2022

Date of Instt. : 04-04-2022

Pending for : 04-05-2022

*Notice u/s 15 of the Special Marriage Act, 1954 inviting the objections of the General Public for registration of marriage.*

**Notice to the General Public**

Whereas Sh. Ajay Kumar s/o Sh. Prabhat Singh, r/o Village Sauri Rajputan, Tehsil Nalagarh, District Solan (H.P.) and Smt. Radhika d/o Shri Naresh Kumar, r/o House No. 165, Sector-14, Dadu Majra, Chandigarh presently w/o Sh. Ajay Kumar s/o Sh. Prabhat Singh, r/o Village Sauri Rajputan, Tehsil Nalagarh, District Solan (H.P.) has moved an application u/s 15 of the Special Marriage Act, 1954 for registration of their marriage that was solemnized on 29-11-2021.

And whereas, both these applicants have submitted in their application and in their affidavits that they were unmarried at the time of solemnization of their marriage and were major in age and having no prohibited relations to each other debarring them to marry each other. Both the applicants have requested for registration of their marriage.

Therefore, by this notice the public in General is informed that if anyone has any objection regarding registration of this marriage, he may present before this court on or before 04-05-2022 for hearing of objections if any. In case no objection is received by dated 04-05-2022, it will be presumed that there is no objection to the registration of the above said marriage and the same will be registered on the said date.

Given under my hand and seal of the court on 04-04-2022.

Seal.

Sd/-

*Marriage Officer-cum-SDM,  
Nalagarh, District Solan (H. P.).*

**In the Court of Sub-Divisional Magistrate, Nalagarh, District Solan (H.P.) exercising  
the powers of Marriage Officer under Special Marriage Act, 1954**

Case No. : / 2022

Date of Instt. : 04-04-2022

Pending for : 04-05-2022

*Notice u/s 15 of the Special Marriage Act, 1954 inviting the objections of the General Public for registration of marriage.*

**Notice to the General Public**

Whereas Sh. Sukhpreet Singh s/o Sh. Balbir Singh, r/o Village Nangal Uperla, Tehsil Nalagarh, District Solan (H.P.) and Smt. Madhu Bala d/o Shri Kuldeep Kumar, r/o Village & P.O. Bassi, Tehsil Shri Naina Devi Ji, Distt. Bilaspur (H.P.) presently w/o Sh. Sukhpreet Singh s/o Sh. Balbir Singh, r/o Village Nangal Uperla, Tehsil Nalagarh, District Solan (H.P.) has moved an application u/s 15 of the Special Marriage Act, 1954 for registration of their marriage that was solemnized on 26-04-2021.

And whereas, both these applicants have submitted in their application and in their affidavits that they were unmarried at the time of solemnization of their marriage and were major in age and having no prohibited relations to each other debarring them to marry each other. Both the applicants have requested for registration of their marriage.

Therefore, by this notice the public in General is informed that if anyone has any objection regarding registration of this marriage, he may present before this court on or before 04-05-2022 for hearing of objections if any. In case no objection is received by dated 04-05-2022, it will be presumed that there is no objection to the registration of the above said marriage and the same will be registered on the said date.

Given under my hand and seal of the court on 04-04-2022.

Seal.

Sd/-

*Marriage Officer-cum-SDM,  
Nalagarh, District Solan (H. P.).*

**In the Court of Sub-Divisional Magistrate, Nalagarh, District Solan (H.P.) exercising  
the powers of Marriage Officer under Special Marriage Act, 1954**

Case No. : / 2022

Date of Instt. : 05-04-2022

Pending for : 05-05-2022

*Notice u/s 15 of the Special Marriage Act, 1954 inviting the objections of the General Public for registration of marriage.*

**Notice to the General Public**

Whereas Sh. Raman Kumar s/o Sh. Harbhajan Singh, r/o Village Manguwal, Tehsil Nalagarh, District Solan (H.P.) and Smt. Simran Kaur d/o Shri Davinder Pal, r/o Village Thanthewal, Tehsil Nalagarh, District Solan (H.P.) presently w/o Sh. Raman Kumar s/o Sh. Harbhajan Singh, r/o Village Manguwal, Tehsil Nalagarh, District Solan (H.P.) has moved an application u/s 15 of the Special Marriage Act, 1954 for registration of their marriage that was solemnized on 29-05-2019.

And whereas, both these applicants have submitted in their application and in their affidavits that they were unmarried at the time of solemnization of their marriage and were major in age and having no prohibited relations to each other debarring them to marry each other. Both the applicants have requested for registration of their marriage.

Therefore, by this notice the public in General is informed that if anyone has any objection regarding registration of this marriage, he may present before this court on or before 05-05-2022 for hearing of objections if any. In case no objection is received by dated 05-05-2022, it will be presumed that there is no objection to the registration of the above said marriage and the same will be registered on the said date.

Given under my hand and seal of the court on 05-04-2022.

Seal.

Sd/-  
Marriage Officer-cum-SDM,  
Nalagarh, District Solan (H. P.).

ब अदालत सहायक समाहर्ता प्रथम वर्ग (तहसीलदार), बद्दी, जिला सोलन, हिमाचल प्रदेश

मुकद्दमा नम्बरदारी नं० : 01 / 2022 बाबत नियुक्ति नम्बरदार, मौजा बिलान्वाली लबाना

इश्तहार आम

बनाम

वाशिन्दगान देह / खेवटदारान, मौजा बिलान्वाली लबाना

हरगाह हर खास व आम को बजरिया इश्तहार आम सूचित किया जाता है कि श्री गुरचरण सिंह पुत्र स्व० श्री सरवन राम, निवासी ग्राम बिलान्वाली लबाना, वार्ड नं० 9, परगना धर्मपुर, तहसील बद्दी ने बाबत नियुक्ति नम्बरदार, मौजा बिलान्वाली लबाना प्रार्थना—पत्र दिया है।

अतः जिस किसी को इस नव—नियुक्ति बारा एतराज हो वह अदालत हजा में असालतन या वकालतन उपरिथित आकर उजर दिनांक 05—05—2022 को या इससे पूर्व पेश कर सकता है, बाद गुजरने मियाद कोई उजर काबिले समायत न होगा।

आज दिनांक 05—04—2022 को मेरे हस्ताक्षर व मोहर अदालत से जारी किया गया।

मोहर।

हस्ताक्षरित /—  
सहायक समाहर्ता प्रथम वर्ग,  
तहसील बद्दी, जिला सोलन, हिमाचल प्रदेश।

**नाम दुरुस्ती**

मैं, नरोत्तम सिंह सुपुत्र स्व0 श्री परमा नन्द, आयु 69 वर्ष, गांव, डाकघर व तहसील बलद्वारा, जिला मण्डी, हिमाचल प्रदेश, सी0पी0ओ0, सर्विस नं0 096496 के रैंक में इण्डियन नेवी से 31-08-1987 को सेवानिवृत्त हुआ। मेरे सुपुत्र का नाम ग्राम पंचायत रिकॉर्ड, पेन नं0, आधार में मनोज कुमार दर्ज है, जबकि गलती से सर्विस रिकार्ड में मनोज कुमार ठाकुर दर्ज है। इसे दुरुस्त किया जाए।

नरोत्तम सिंह,  
सुपुत्र स्व0 श्री परमा नन्द,  
गांव, डाकघर व तहसील बलद्वारा,  
जिला मण्डी, हिमाचल प्रदेश।